

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** Planning, Research & Development

**AGENDA DATE:** Introduction: March 01, 2005  
Public Hearing: March 22, 2005

**CONTACT PERSON/PHONE:** Fred Lopez, 541-4925

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

An Ordinance changing the zoning of Parcel 1: A portion of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to A-3 (Apartment); and Parcel 2: A portion of Section 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas from M-1 (Light Manufacturing) to C-4 (Commercial). The penalty being as provided in Chapter 20.68 of the El Paso Municipal Code. Applicant: City of El Paso, Texas. ZON05-00003 (District 2)

**BACKGROUND / DISCUSSION:**

See attached report.

**PRIOR COUNCIL ACTION:**

N/A

**AMOUNT AND SOURCE OF FUNDING:**

N/A

**BOARD / COMMISSION ACTION:**

Development Coordinating Committee (DCC) – Approval Recommendation  
City Plan Commission (CPC) – Approval Recommendation

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** George Sarmiento, AICP

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**JOE WARDY**  
MAYOR

***CITY COUNCIL***

**SUSAN AUSTIN**  
DISTRICT NO. 1

**ROBERT A. CUSHING, JR.**  
DISTRICT NO. 2

**JOSE ALEXANDRO LOZANO**  
DISTRICT NO. 3

**JOHN F. COOK**  
DISTRICT NO. 4

**PRESI ORTEGA**  
DISTRICT NO. 5

**PAUL J. ESCOBAR**  
DISTRICT NO. 6

**VIVIAN ROJAS**  
DISTRICT NO. 7

**ANTHONY W. COBOS**  
DISTRICT NO. 8



**PLANNING, RESEARCH &  
DEVELOPMENT DEPARTMENT**

February 7, 2005

**TO:** The Honorable Mayor and City Council  
Ms. Joyce A. Wilson

**FROM:** Fred Lopez, Planner II / Zoning Coordinator

**SUBJECT:** ZON05-00003

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The City Plan Commission (CPC), on February 10, 2005, voted **8 - 0** to recommend **APPROVAL** of this rezoning request from M-1 (Light Manufacturing) to A-3 (Apartment) for Parcel 1 and from M-1 (Light Manufacturing) to C-4 (Commercial) for Parcel 2, concurring with Staff's recommendation.

The CPC found that this rezoning is in conformance with The Plan for El Paso; and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that this rezoning protects the best interest, health, safety and welfare of the public in general; that the proposed use is compatible with adjacent land uses; and that the proposed rezoning will not have a negative impact upon the natural environment and upon social and economic conditions and property values in the vicinity and in the city as a whole.

There was **NO OPPOSITION** to this request at the CPC Hearing.

## **STAFF REPORT**

**Rezoning Case:** ZON05-00003

**Property Owner(s):** City of El Paso

**Applicant(s):** City of El Paso (Aviation Department)

**Representative(s):** Parkhill, Smith & Cooper, Inc.

**Legal Description:** Parcel 1: A portion of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys  
Parcel 2: A portion of Section 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys

**Location:** Parcel 1: North of Montana and East of Global Reach Boulevard  
Parcel 2: North of Montana and East of Global Reach Boulevard

**Representative District:** # 2

**Area:** Parcel 1: 296.67 Acres  
Parcel 2: 20.24 Acres

**Present Zoning:** M-1 (Light Manufacturing)

**Present Use:** Vacant

**Proposed Zoning:** Parcel 1: A-3 (Apartment)  
Parcel 2: C-4 (Commercial)

**Proposed Use:** Parcel 1: Golf course on a site of at least seventy-five (75) acres  
Parcel 2: Hotel

**Recognized Neighborhood Associations Contacted:** Eastside Civic Association

**Surrounding Land Uses:**

<b>North -</b>	M-1 (Light Manufacturing) / vacant
<b>South -</b>	M-1 (Light Manufacturing) / vacant
<b>East -</b>	City Limit / vacant
<b>West-</b>	M-1 (Light Manufacturing) / vacant

**Year 2025 Designation:** Industrial (Central Planning Area)

**CITY PLAN COMMISSION HEARING, February 10, 2005,  
1:30 P.M., CITY COUNCIL CHAMBERS, 2ND FLOOR, CITY HALL**

## **Zoning Case: ZON05-00003**

### **General Information:**

The City of El Paso is requesting a rezoning from M-1 (Light Manufacturing) to A-3 (Apartment) for Parcel 1 in order to permit a golf course on a site of at least seventy-five (75) acres. The City of El Paso is also requesting a rezoning from M-1 (Light Manufacturing) to C-4 (Commercial) for Parcel 2 in order to permit a hotel. The property is 296.67 acres in size for Parcel 1 and 20.24 acres for Parcel 2. Both parcels are currently vacant. The proposed site plan shows a proposed 18-hole golf course and clubhouse to be located on Parcel 1 and a proposed hotel to be located on Parcel 2. Access is proposed via Global Reach Boulevard. There are no zoning conditions currently imposed on this property.

### **Information to the Commission:**

The Planning Department has received no calls or letters in support or opposition to this application.

### **Staff Recommendation:**

The Development Coordinating Committee (DCC) unanimously recommends **APPROVAL** of this request for rezoning from M-1 (Light Manufacturing) to A-3 (Apartment) for Parcel 1 and from M-1 (Light Manufacturing) to C-4 (Commercial) for Parcel 2.

The recommendation is based on the following:

**The Plan for El Paso** City-Wide Land Use Goals recommend that El Paso “develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.”

**The Year 2025 Projected General Land Use Map** for the **Central** Planning Area designates this property for **Industrial** land uses.

**A-3 (Apartment) zoning** permits a golf course on a site of at least seventy-five (75) acres and **is compatible** with adjacent development.

**C-4 (Commercial) zoning** permits a hotel and **is compatible** with adjacent development.

The Commission must determine the following:

- A. Will the A-3 (Apartment) zoning for Parcel 1 and the C-4 (Commercial) zoning for Parcel 2 protect the best interest, health, safety and welfare of the public in general?
- B. Will a golf course on a site of at least seventy-five (75) acres for Parcel 1 and a hotel on Parcel 2 be compatible with adjacent land uses?

**Information To The Applicant:**

Building Permits and Inspections Department Notes:

No objections to the zoning change.

Engineering Department, Development Division Notes:

See Enclosure 1.

Engineering Department, Traffic Division Notes:

No apparent traffic concerns with the proposed zoning change.

Fire Department Notes:

Zoning change does not adversely affect the Fire Department.

El Paso Water Utilities Notes:

No comments.

Planning, Research & Development Department Notes:

- A. The Year 2025 Projected General Land Use Map for the Central Planning Area designates this property for Industrial land uses.
- B. A-3 (Apartment) zoning permits a golf course on a site of at least seventy-five (75) acres and is compatible with adjacent development.
- C. C-4 (Commercial) zoning permits a hotel and is compatible with adjacent development.

**ATTACHMENT:** Site Plan; Enclosure 1.

**NOTE TO THE PROPERTY OWNER:** CITY PLAN COMMISSION POLICY REQUIRES THAT THE APPLICANT OR REPRESENTATIVE BE PRESENT AT THE PUBLIC HEARING FOR THIS ITEM. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS REPORT TO THE PLANNING DEPARTMENT AT (915) 541-4056.

**Engineering Department**  
**DEVELOPMENT DIVISION**  
**COMMENTS**

TO: **PLANNING DEPARTMENT**

DATE: **January 18, 2005**

FROM: **ENGINEERING DEPARTMENT**

ADDRESS: **Parcel 1 and Parcel 2: North of Montana and East of  
Global Reach Blvd.**

ATTN: **Fred Lopez, or Jorge Rousselin  
Urban Planners**

PROPOSED USE: **Parcel 1: Golf Course  
Parcel 2: Hotel**

CASE NO.: **ZON05-00003**

PRESENT ZONING: **M-1 ( Light-Manufacturing)**

**REQUEST: Rezoning from M-1 to C-4 and A-4**

**LEGAL DESCRIPTION: Parcel 1: A portion of Section 22,23, 26,and 27, Block 80, Township 2, Tx. And P.R.C.S. Parcel 2: A  
portion of Section 27, Block 80, Township 2, And Tx. P.R.C.S.**

- ☐ 1. No comments
- ☒ 2. Must be submitted as a subdivision
- ☒ 3. Handicap accessible Sidewalks, Wheel-chair ramps, and Driveway will be required
- ☒ 4. Grading plan and permit required.
- ☐ 5. Storm Water Pollution Prevention details required.
- ☒ 6. Storm Water Pollution Prevention plan and permit required.
- ☒ 7. Drainage plans must be approved by the City Engineer
- ☐ 8. On site ponding will be required.
- ☐ 9. Private pond is required.
- ☐ 10. No water runoff allowed unto \_\_\_\_\_
- ☐ 11. Additional R.O.W. required.
- ☒ 12. Additional Comments: Site location is **not** located within the Special Flood Hazard Area. Zone **C**, Panel **36 B**. Must follow the Master Drainage Plan for the area.



Bashar Abugalyon, P. E.  
Chief Development Engineer

**DISTRICT: 2**

**HME**

**DHCC Action:**

Approved \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

W/ modifications \_\_\_\_\_

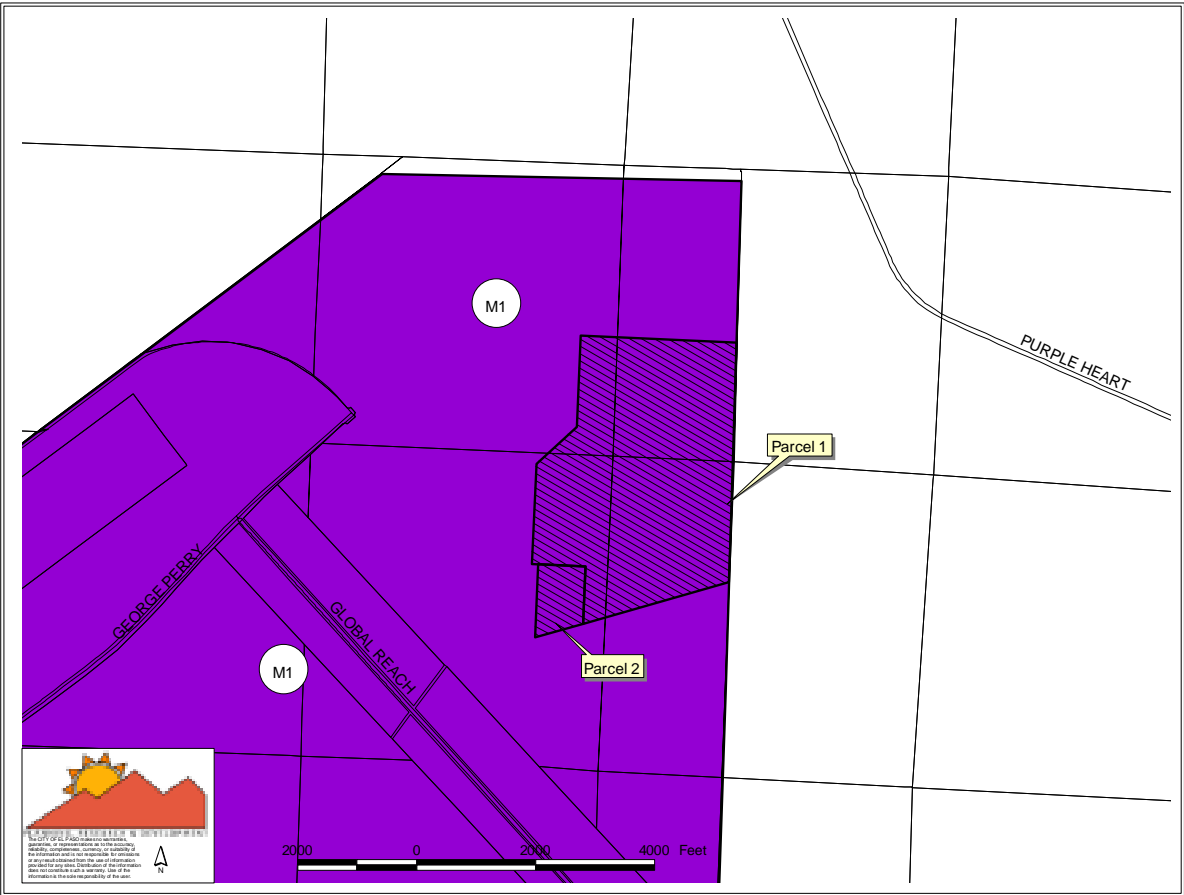
Denied \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Reason \_\_\_\_\_

Tabled \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_ Until \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_, \_\_\_\_\_ Weeks

Times Tabled \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

ZON04-00087REZ PaintedDunes2&3

**LOCATION MAP**



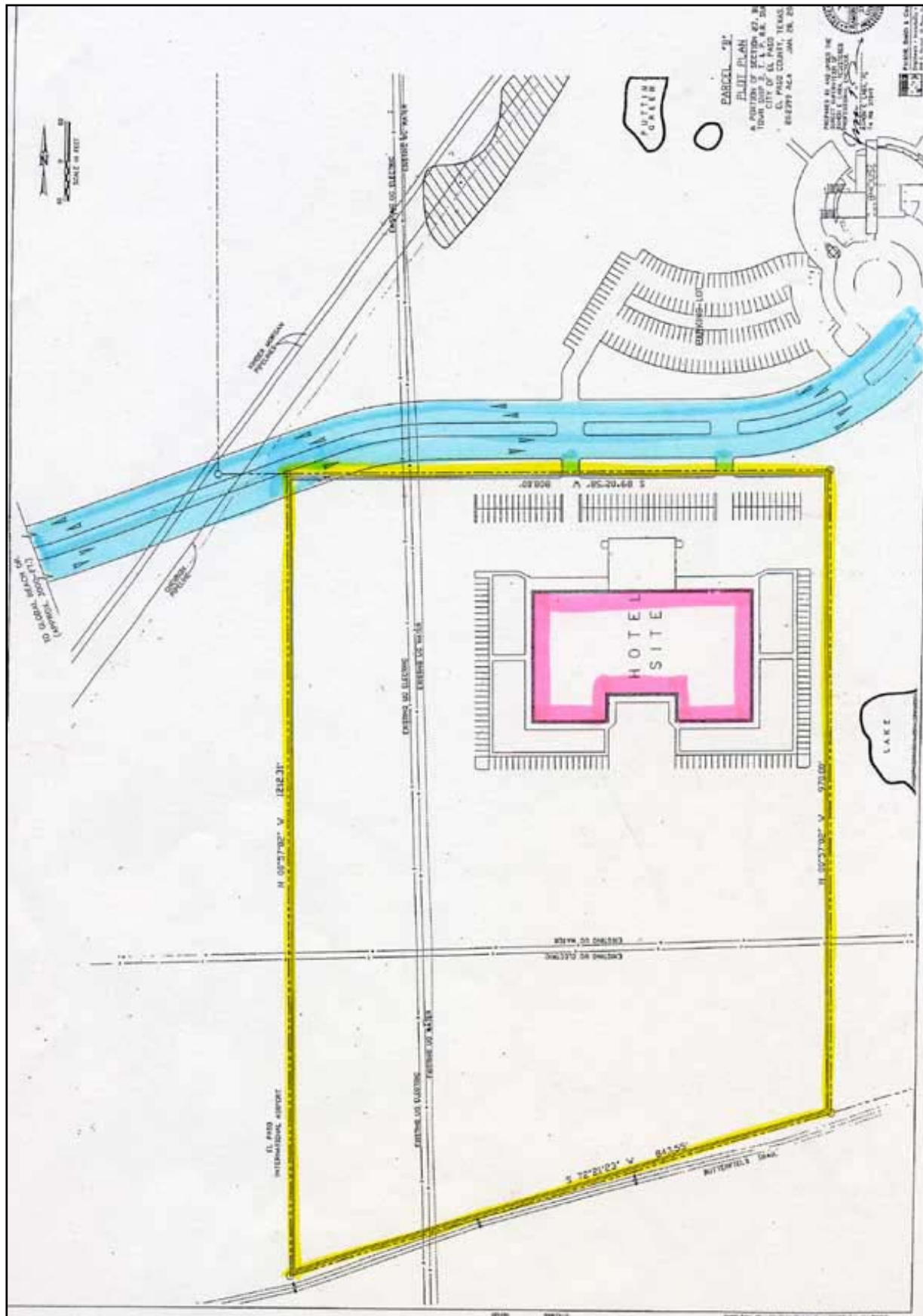
## AERIAL MAP





[illegible]

**GENERALIZED PLOT PLAN (PARCEL 2 – HOTEL)**



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF SECTIONS 22, 23, 26, AND 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO A-3 (APARTMENT); AND PARCEL 2: A PORTION OF SECTION 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM M-1 (LIGHT MANUFACTURING) TO C-4 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: *A portion of Sections 22, 23, 26, and 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) to A-3 (Apartment)**; and Parcel 2: *A portion of Section 27, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed **from M-1 (Light Manufacturing) to C-4 (Commercial)**; within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2005.

THE CITY OF EL PASO

\_\_\_\_\_  
Joe Wardy, Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen, City Clerk

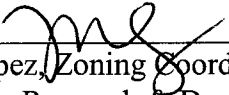
(additional signatures on the next page)

Doc No. 9003  
Doc Name: Planning/ZON05-00003  
Doc Author: MWAT

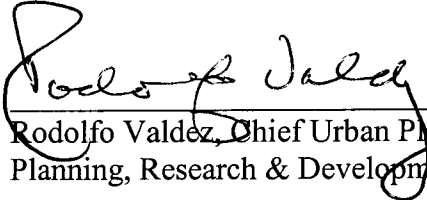
ORDINANCE NO. \_\_\_\_\_

Zoning Case No. ZON05-00003


**APPROVED AS TO CONTENT:**

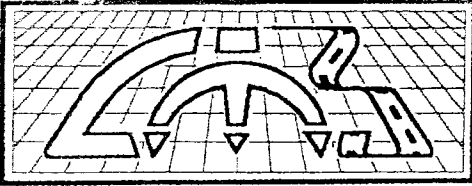
  
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

**APPROVED AS TO CONTENT:**

  
\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Matt Watson, Assistant City Attorney  
Planning/doc # 9003



# *Land - Mark Professional Surveying Inc.*

*"Serving Texas, New Mexico and Arizona"*

## Exhibit "A"

### **METES & BOUNDS DESCRIPTION** **PARCEL "A"**

**A 296.6722 ACRE PARCEL OF LAND LOCATED IN SECTIONS 26, 27, 22 AND 23, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, for reference at an existing 5/8" rebar with cap stamped "LAND-MARK TX5710" lying in the northerly right of way line of Montana Avenue at the point for the southeasterly corner of Lot 2, Block 2, Butterfield Aviation Park, Unit Two, as recorded in Volume 78, Pages 87 and 87A, Plat records of El Paso County, Texas; **THENCE**, North 00°57'02" West with the common boundary line of said Butterfield Aviation Park, Unit Two, City of El Paso International Airport Property and the U. S. Government Fort Bliss Military Reservation Property, a distance of 8383.34 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel and the **POINT OF BEGINNING** for the following parcel description:

**THENCE**, South 72°21'23" West a distance of 2475.80 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 00°57'02" West a distance of 970.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 89°02'58" West a distance of 910.00 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 00°57'02" West a distance of 1680.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 44°02'58" East a distance of 926.03 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 00°57'02" West a distance of 1530.00 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 89°02'58" East a distance of 2626.66 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set in said common boundary line of El Paso International Airport Property and Fort Bliss Military Reservation for a corner of this parcel;

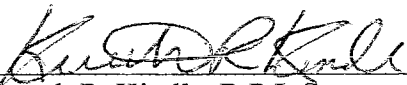
20W05-00003

1420 Bessemer • El Paso, Texas 79936

Tel. (915) 598-1300 • Fax (915) 598-1221 • E-mail address: [lmsurvey@swbell.net](mailto:lmsurvey@swbell.net)

**THENCE, South 00°57'02" East with said common boundary line a distance of 4123.64 feet to the POINT OF BEGINNING.**

Said Parcel as described contains 296.6722 Acres (12,923,040 Square Feet) more or less.



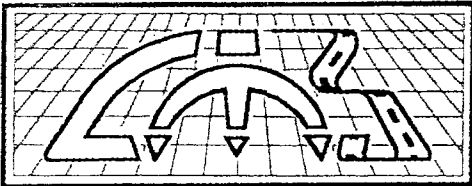
Kenneth R. Kindle, R.P.L.S.

Texas License No. 5710

Date of Survey: December, 2004

Job # 04-02-20689





## Land - Mark Professional Surveying Inc.

"Serving Texas, New Mexico and Arizona"

### **METES & BOUNDS DESCRIPTION** **PARCEL "B"**

**A 20.2399 ACRE PARCEL OF LAND LOCATED IN SECTION 27, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, for reference at an existing 5/8" rebar with cap stamped "LAND-MARK TX5710" lying in the northerly right of way line of Montana Avenue at the point for the southeasterly corner of Lot 2, Block 2, Butterfield Aviation Park, Unit Two, as recorded in Volume 78, Pages 87 and 87A, Plat records of El Paso County, Texas; **THENCE**, North 00°57'02" West with the common boundary line of said Butterfield Aviation Park, Unit Two, City of El Paso International Airport Property and the U. S. Government Fort Bliss Military Reservation Property, a distance of 8383.34 feet to a point; **THENCE**, South 72°21'23" West a distance of 2475.80 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel and the **POINT OF BEGINNING** for the following parcel description:

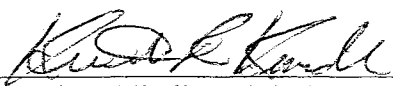
**THENCE**, South 72°21'23" West a distance of 843.55 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 00°57'02" West a distance of 1212.31 feet to a 5/8" rebar with cap stamped "LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, North 89°02'58" East a distance of 808.00 feet to a 5/8" rebar with cap stamped 'LAND-MARK TX5710" set for a corner of this parcel;

**THENCE**, South 00°57'02" East a distance of 970.00 feet to the **POINT OF BEGINNING**.

Said Parcel as described contains 20.2399 Acres (881,652 Square Feet) more or less.

  
Kenneth R. Kindle, R.P.L.S.  
Texas License No. 5710  
Date of Survey: December, 2004  
Job # 04-02-20689

